

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JULY 7, 2008

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig Owens, City Manager
Marc Lopata
Scott Wilson

Absent:

Jim Liberman

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off. He introduced and welcomed the new City Manager, Craig Owens as the newest member of the Commission.

MINUTES

The minutes of the special meeting of June 12th, 2008 were presented for approval. Marc Lopata asked that the following revisions be made: Page 4, third Paragraph from the bottom: "Marc Lopata indicated that the area of growth for the high school is on the *west* side by the mulch pile". Also, Page 6, third Paragraph from the bottom: "Marc Lopata asked what the chances are in providing *affordable rental* residential in Phase 1." The minutes were then approved, as amended, after having been previously distributed to each member. (Note that Craig Owens abstained from voting on these minutes).

The minutes of the regular meeting of June 16th, 2008 were presented for approval. The minutes were approved after having been previously distributed to each member. (Note that Craig Owens abstained from voting on these minutes).

LOT CONSOLIDATION PLAT – 7705, 7709 & 7715 SHIRLEY DRIVE

Mr. Mark Maheu, owner, was in attendance at the meeting.

Catherine Powers explained that the Plan Commission recommended approval of the Subdivision Plat on March 6, 2006 and the Board of Aldermen approved the Plat on March 28, 2006. The plat was not recorded at the County and the approval has since expired; therefore, the applicant is requesting reconsideration of the Plat. The request is for the consolidation of four (4) existing R-4 zoned parcels into one (1) R-4 lot. The plat, as presented, will consolidate four tracts of land as identified in U.S. Survey 1918. According to the Plat, the tracts of land are not part of a formal subdivision. The parcels, as currently configured, measure as follows: Westernmost tract (7715 Shirley, Parcel 1) – 2,624 square feet, Middle tract (7709 Shirley, Parcels 3 & 4) – 9,947 square feet and the Easternmost tract (7705 Shirley, Parcel 1) – 8,402 square feet. The consolidated tract will be identified as Lot 1 of the Consolidated Plat measuring 20,973 square feet. Catherine stated that approval of this plat is a requirement of the condominium project and that staff recommends approval with the condition that the applicant provide proof of filing within 30 days after approval by the Board of Aldermen.

Chairman Sanger asked who is responsible for filing the plat with the County.

Catherine Powers indicated that it is the applicant who is responsible and that in addition to filing with the County, the applicant must provide proof of filing to the City.

Mr. Maheu apologized for the error in not previously filing the plat with the County.

Chairman Sanger asked if this project is in full development.

Catherine Powers replied “yes”.

Being no further questions or comments, Steve Lichtenfeld made a motion to recommend approval of the Plat to the Board of Aldermen. The motion was seconded by Marc Lopata and unanimously approved by the members.

Mr. Maheu was advised by staff that this Plat will need to go before the Board of Aldermen before it can be filed with the County.

OUTDOOR FIREPLACE – SINGLE FAMILY RESIDENCE – 801 S. MERAMEC AVE.

Donald Estell, owner, was in attendance at the meeting.

Steve Lichtenfeld recused himself from this portion of the meeting as there is a potential conflict of interest with regard to this project. Note that he did not participate in the discussion and or vote with regard to this project.

Catherine Powers explained that the plans show the outdoor fireplace to be located 5'-4" from the west property line in conformance with the setback requirements for accessory structures. The fireplace measures 19.8 square feet and is shown at 8-feet tall, including the flue. The fireplace will be faced with brick and stone. In association with the new fireplace, the owners are also proposing to add new landscaping to the property and reconstruct the rear yard patio. Catherine indicated that the fireplace will be constructed of high quality materials to compliment the residence and that staff is of the opinion that the setbacks and height are in conformance with the Zoning Ordinance requirements for detached accessory structures. In addition, the proposed landscaping will provide an improved appearance for the property and therefore, staff recommends approval as submitted.

Chairman Sanger asked staff if this project is before this Board because the fireplace is considered an accessory structure.

Catherine Powers replied "yes". She added that this project was eligible for administrative approval; however, since administrative approval was not provided, the project is now before this Board.

Mr. Estell stated that the house is over 60 years old and that most of the landscaping is 20 years or older. He stated that his property sits about 3 feet above the property to the west. He indicated that the railroad tie retaining wall began to rot and that the fence was also in bad shape, so to help redesign the back yard, they hired a landscape architect who suggested incorporating an outdoor fireplace into the redesign. Mr. Estell emphasized that this is not a bar-b-q pit and more of a landscape feature. He stated that he anticipates its use only a couple times per year and ensures that it will be constructed to meet Code requirements.

Chairman Sanger asked if there is something special about this fireplace.

Catherine Powers replied "no"; that this is generally a permitted use; however, staff wanted to be sure setbacks were met.

Chairman Sanger asked if the proposal will meet required setbacks.

Catherine Powers replied "yes".

Scott Wilson asked if the retaining wall has already been constructed.

Mr. Estell replied "yes". He stated it is a Belgard wall.

Scott Wilson asked if the wall is 2' tall.

Mr. Estell indicated it is closer to 3' tall.

Scott Wilson asked if it has a poured footing.

Mr. Estell replied "yes".

Mr. Jim Holtzman, 811 S. Meramec (neighbor to the south) stated that the fireplace is aesthetically pleasing and has no objections to the proposal. He stated he believes that he would be most affected by this fireplace and reiterated that he has no problems with it and asked that the Board endorse the proposal.

Chairman Sanger commented that he believes this is the first outdoor fireplace this Board has considered.

Being no further questions or comments, Scott Wilson made a motion to approve as submitted. The motion was seconded by Marc Lopata and unanimously approved by the Board.

Note: Steve Lichtenfeld returned to the member table (5:45 p.m.).

MONUMENT SIGN - COMMERCIAL (CATHOLIC STUDENT CENTER)6352
FORSYTH BOULEAVRD

Mr. Francis Leisure, Facilities Manager, was in attendance at the meeting. Also in attendance was Art Stouder, project architect.

Catherine Powers explained that the proposed 25 square foot masonry ground sign will be located in the front lawn of the Catholic Student Center, fronting Forsyth Blvd. The non-illuminated monument sign will be made of rubble stone and red brick to match the Catholic Student Center. The sign face will be a limestone panel with engraved, painted black letters. Landscaping is proposed around the base of the sign. Landscaping is to include shrubs and ivy ground cover. Catherine stated that staff believes the design of the monument sign is of high quality, that the size meets the requirements of the Sign Ordinance for religious institutions and that the sign will mesh well with the materials and architecture of the existing student center building and therefore, recommends approval with the conditions that landscaping be provided and maintained adjacent to the sign and that the applicant receive a Sign Permit prior to installation.

Mr. Leisure stated that the original sign is still there. He stated that during their March Gala, they raised enough funds for this new sign. He then introduced Mr. Art Stouder, architect, to the members.

Mr. Stouder presented a color rendering to the members. He stated that the Indiana limestone face will contain carved out letters, painted black and that the brick trim will match the house. The base of the sign will be rubble stone to also match materials on the

house. A site plan was presented. Mr. Stouder indicated that the sign will be set back 30 feet from the curb and 30 feet west of the driveway. He indicated that a landscape will be at the base of the sign.

Marc Lopata commented that it does not appear that the sign is 30 feet away from the driveway in the drawing.

Mr. Stouder indicated that the rendering is not drawn to scale.

A brief discussion regarding the location of the sign took place. Jason Jaggi indicated that signs are governed differently than accessory structures.

Scott Wilson commented that he loves the sign.

Marc Lopata asked if the sign is 25 square feet.

Jason Jaggi indicated that the sign face is 25 square feet. He informed the members that stated that the base of a sign is excluded from measurement.

Being no further questions or comments, Marc Lopata made a motion to approve per staff recommendations. The motion was seconded by Scott Wilson and unanimously approved by the Board.

Marc Lopata asked when the TOD Overlay regulations will be back on the agenda for consideration.

Catherine Powers indicated that staff hopes to have them on the next agenda. She advised the members that the revised LEED language from the SDD regulations has been incorporated into the TOD regulations.

Craig Owens stated that he is delighted to be here.

Catherine Powers introduced the Planning Department's intern, Bryan Zundel.

Chairman Sanger welcomed Bryan.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 5:55 p.m.

Recording Secretary